

Pruthvi Enclave Co-operative Housing Society Ltd
(REGN. NO. BOM / [W-R] / HSG / TC / 10904 / 2000 - 2001)
CTS No. 170, Survey No. 110 (Part), Khatau Mill Compound, W. E. Highway, Borivali (E),
Mumbai - 400 066.
E-mail: info@pruthvienclavechsl.com

Ref: PE/M/24-25/9/202

Date: 07.09.2024

Notice is hereby given that pursuant to the provision of society's byelaws, the 25th Annual General Body Meeting of the members of Pruthvi Enclave Cooperative Housing Society Limited ("the society") will be held on 22nd September 2024 at 11.00 am at the back-side corner open area, near E wing gate of the society to transact the following business

Agenda

1. To call the meeting in order.
2. To read & confirm the minutes of the last Annual General Meeting held on 10th September, 2023.
3. To discuss the completion and progress of the repair and leakage work.
4. To approve transfer of flats, which took place during the financial year ended 31st March, 2024.
5. To consider & adopt the Audited Accounts i.e. Balance Sheet, Income & Expenditure account together with the auditor's report for the financial year ended 31st March 2024.
6. To seek approval for Auditor appointment for the financial year 2024-2025.
7. To discuss on
 - Monthly maintenance defaulters
 - Deemed conveyance defaulters
 - Repair & leakage fund defaulters.
8. Any other matter with permission of the Honourable Chairman.



Pruthvi Enclave Co-operative Housing Society Ltd

(REGN. NO. BOM / [W-R] / HSG / TC / 10904 / 2000 - 2001)

CTS No. 170, Survey No. 110 (Part), Khatau Mill Compound, W. E. Highway, Borivali (E),
Mumbai - 400 066.

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Notes: -

- ❖ If there is no quorum within ½ an hour of the time fixed, the meeting will be adjourned to latter half of hour on the same day & same place & business as per above agenda shall be transacted at the adjourned meeting whether there is quorum or not.
- ❖ Any member desiring explanation on any item relating to the Accounts or Audit Report or any other matter must lodge query in writing with the Society's office on or before 17/09/2024.
- ❖ No proxy or a holder of power of attorney or letter of authority shall be eligible to attend the General Body Meeting on behalf of a member of society.
- ❖ If the original member is not attending the meeting, associate member if he/she wants to attend, has to seek prior permission from original member & submit the same to the society office before 3 days of AGM date in writing.

Requesting all the member has to attend the meeting & ensure full quorum.

Best Regards.

FOR PRUTHVI ENCLAVE CO-OP.HSG.SOC.LTD



A handwritten signature in blue ink, appearing to read "A. D. Deshpande".

Secretary/Chairman

K. A. VICHARE
CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
Dombivli (West), Thane-421 202.

AUDIT REPORT

**PRUTHVI ENCLAVE CO-OPERATIVE
HOUSING SOCIETY LTD.**

YEAR - 1st April 2023 TO 31st March 2024

ADDRESS:

CTS No. 170, SURVE NO- 110(PART) KHATAV COMPUND WESTERN
EXPRESS HIGHWAY, BORIVALI(EAST), Mumbai - 400 066.

K. A. VICHARE
CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
Dombivli (West), Thane-421 202.

Date: 31.07.2024

To,
The Chairman/Secretary
PRUTHVI ENCLAVE CO-OPERATIVE HOUSING SOCIETY LTD.
CTS No.170, Surve No.110(Part) Khatav Mill Compound,
Western Express Highway, Borivali (East), Mumbai-400 066.

Sub: Submission of Statutory Audit Report for the accounting year ended 1st April 2023 to 31st March 2024.

Sir,

The accounts of **Pruthvi Enclave Co-operative Housing Society Ltd.**, have been audited on the basis of record produced and information supplied (oral and written) by the office bearers of the society during course of our audit. The statement of accounts viz. Income & expenditure A/c. & the Balance sheet, for the aforesaid period have been duly examined and the observation and discrepancies so noticed on the transaction and affairs of the society have been mentioned in audit objection and general remarks.

Please find enclosed herewith the Statutory Audit Report for the accounting year 1st April, 2023 to 31st March, 2024 along with the following –

1. Statement of Income and expenditure Account & the Balance Sheet
2. Auditors certificates, brief introduction & comment on the present status of the Society, Auditors Report with audit objections, observations & general remarks.

Thanking you,




K.A.VICHARE
(Certified Auditor
Co –operative Societies)
M/S Pune, Panel No.B-2/15005

K. A. VICHARE
CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
Dombivli (West), Thane-421 202.

FORM NO 1

Audit Memo (For all types of Co – Op. Societies)
Part –I

Name of the Society		Pruthvi Enclave CO-OPERATIVE HOUSING SOCIETY LTD.	
Full Registered Address		CTS No.170, Surve No.110 (Part) Khatav Mill Coumpound, Western Express Highway, Borivali (East), Mumbai-400 066.	
Taluka or Block		Mumbai	
District	Mumbai – 400 066	(i) Audit classification	“B”
Registration No.	Bom/(W-R) /HSG/ TC/10904/2000-2001	(ii) Audit classification given during the last three year	“B”
Date of Registration		26.07.2000	
Area of operation		Mumbai	
No. of branches, depots and shops (Give separate figures)		Nil	

1. Audit Information

1.	Full name, designation and headquarters of auditing officer	K.A.VICHARE (Certified Auditor Co-operative Societies) M/S Pune, Panel No. B-2/15005
2.	Period covered during the present audit	1 st April 2023 to 31 st March 2024
3.	Dates on which (i) Audit was commenced and continued. (ii) Audit was completed (iii) Audit memo was submitted	25.07.2024 27.07.2024 31.07.2024

2. Membership

1.	No. of Members (a) Individual (i) Ordinary (ii) Nominal (iii) Sympathiser (b) Societies (c) Others Give details of the other members, if any. TOTAL	139 -- -- -- 1 -- 140
2.	Have new members been duly admitted Have they paid entrance fees?	YES
3.	Are their written applications in order And are they filed properly?	YES



4.	Is the member's register kept in Form "I" prescribed under Rules 32 and 65(i) of the M.C.S. Rule 1961?	YES
5.	Is a list of member's kept in Form "J" under Rule 33 of the M.C.S. Rules 1961?	YES
6.	Have due remarks been passed against names of the deceased, dismissed or resigned member's in the member's register?	N.A.
7.	Are resignations in order and are they duly accepted?	N.A.
8.	Have nominations made under rule 25 of the M.C.S. Rules 1961 been duly entered In the member's register under rule 26?	NO.
3. Shares		
1.	Are applications for shares in order?	YES
2.	Is Share Register written up-to-date?	YES , but not up date
3.	Do the entries in share register tally with the entries in the cash book?	YES
4.	Is share ledger written up-to-date?	YES
5.	Do the total of share ledger balances tally with the figures of share capital in the balance Sheet	YES
6.	Have share certificates been issued to the shareholders for all the shares subscribed?	YES
7.	Are share transfers and refunds in accordance with the provisions of the Bye - laws, Act and Rules?	YES
4. Outside Borrowings:		
1.	What is the limit fixed in the Bye – laws for borrowings of the society?	As per rule 35 of M.C.S. Rules 1961.
2.	Has it been exceeded?	N.A.
3.	If so, state whether necessary permission has been obtained from the competent authority	N.A.
5. Meetings		
1.	(i) Give date of (a) Annual general meeting (b) Special General Meeting	10.09.2023 26.11.2023, 04.02.2024, 17.03.2024
2.	(ii) State the No of meetings held during the period as follows (a) Board or managing committee meetings (b) Executive or sub-committee meetings (c) Other meetings	12 -- --
6. Rectification report		
1.	Has the society submitted audit rectification reports of the previous audit memos? If so, give date of submission If not, state the reason for non-submission	Rectification report for the F Y 2022-2023 is submitted to registrar office on 18.12.2023
2.	Have any important points mention in the previous memos been neglected by the society? If so, state them in	See General Remark.



	general remarks.	
7. Audit Fees		
1.	Give amount of audit fees last assessed State period for which assessed State the dated of recovery of audit fees, name of Treasury and amount credited (Give No. and date of treasury challan)	Audit Fees paid in the F Y 2022- 2023.
2.	If audit fees have not been paid by the society, give details about outstanding audit fees and reason for non-payment	N.A.
8. Internal or Local Audit		
1.	If there is internal or local audit state by whom done period covered and whether memo is on the record of the society.	No Such Practice
2.	State whether there is proper co-ordination between statutory auditor & internal auditor.	NA
9.(A) Managing Director / Manager/ Secretary		
1.	Name of the officer	Mr. Avinash Padvankar.
2.	Pay Drawn Grade	NIL Hon. Secretary
3.	State other allowances if any Any facilities given such as rent free quarters etc.,	No such facilities
4.	State whether he is a member	YES
5.	If so, whether he has borrowed or has been given any credit facilities? State the amount borrowed and the amount of overdue if any	N.A.
6.	If other amount due from him, give details	No such dues
9. (B)	Obtain a list of staff showing names, designation, qualifications, scales, present pay and allowances given, date from which employed, security furnished etc.,	N.A.
10. Branches		
1.	Does the society possess a copy of the act, rules and its registered Bye-Laws?	YES
2.	Give only no of branches of the act, rules, and Bye-Laws 1. Section No. 2. Rules No. 3. Bye Laws No	Generally no, Societies see statement of general remark to the auditor's report.
3.	Have any rules been framed under the Bye-Laws? Are they approved by the appropriate authority? Are they properly followed? (these branches should be discussed in brief in general remark)	N.A.
11. Profit & Loss		
1.	Whether is the amount of profit earned or loss incurred during the last co-operative year?	Net Deficit of Rs. 15,05,994.52
2.	State how the net profits are distributed? (In case of non-business society's figure of surplus or	N.A.



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CERTIFIED AUDITOR
PANEL NO: B-2/15005

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	deficit may be given against query No 11(1) above.	
12. Cash, Bank Balance and securities		
A.	CASH	
	1. Count cash and sign the cash book stating the amount so counted and date on which counted	Rs. 2021/- Dt. 24.07.2024
	2. Who produced the cash for counting? Give his name & designation. Is he authorized to keep cash?	N.A.
	3. It is correct according to the cash book?	N.A.
	4. Are arrangement for safety of cash in safe and cash in transit adequate?	N.A.
B	BANK BALANCE	
	Do the bank balance shows in bank pass book or bank statement and bank balance certificates tally with such balances shown in book of accounts? If Not check reconciliation statement	YES
C	SECURITIES	
	1. Verify securities physically and see whether they are in the name of the society.	YES
	2. Are dividend and interest being dully collected?	YES
	3. If securities are lodged with the bank, are relevant certificates obtained?	N.A.
	4. Is investment register kept and written up-to-date?	YES
13. Movable & Immovable Properties		
1.	Are relevant registers maintained and written up-to-date?	YES
2.	Verify property physically and obtain its list. Do the balance sheets tally with balance sheet figures?	N.A.
3.	In case of immovable property including land, verify title deed and see whether they are in the name of the society.	YES
4.	Is the property duly insured where necessary? If so give details in general remark?	YES
5.	Depreciation: (i) Is due depreciation charge? (ii) State the rate of depreciation charged on various assets	YES As per IT Act.
14	Have you discussed the draft audit memo in the Board or Managing Committee Meeting? If not state reason for the same	YES



K.A. VICHARE
 (Certified Auditor
 Co-operative Societies)
 M/S Pune, Panel No.B-2/15005

Date: 31.07.2024
 Place: Mumbai

FORM NO. 28

PRUTHVI ENCLAVE CO-OPERATIVE HOUSING SOCIETY LTD.
Audit Memo (Co – operative Housing Societies)
Part – II

1. Borrowings								
(i)	State the loan obtained by the society for various purposes from government & other agencies							
	Agency sanctioning loan	Purpose for which the loan is sanctioned	Amount of loan sanctioned	Maximum amount drawn	Repayments made	O/s	Amount overdue if any	Remark
	1	2	3	4	5	6	7	8
	NOT APPLICABLE							
(ii)	Are repayments of loan punctual?					N.A.		
(iii)	Are all conditions laid down for grant of various loan and credits observed? Note breaches if any					N.A.		
(iv)	Are necessary documents executed in favour of the authority sanctioning the loan?					N.A.		
2. Government Financial Assistance								
(i)	What is the amount of government subsidy sanctioned and received by the society?					N.A.		
(ii)	Has government sanctioned any amount for land development? If so, state the amount. Have development expenses exceeded the said amount?					N.A.		
3. Membership								
(i)	State whether in case of backward class Co-operative housing societies, certificate from the social welfare officers are obtained for their eligibility to membership and obtaining of financial assistance?					N.A.		
(ii)	State whether certificates are obtained from officers of the concern industry in case of the subsidized industrial housing scheme.					N.A.		
(iii)	Have declaration been obtained from members that they and their family members do not own lands or houses in the area of operation of the society as per provisions in the bye-laws?					NO		
4. Lands and their developments								
(i)	State whether lands for constructions of houses have been secured, purchased or obtained on lease. Give details of the lands, stating total area survey nos. and CRS Nos. if any for which purchased, lease, rent etc.,					Building is already constructed.		
(ii)	See the title deed and ascertain whether they are properly executed in favour of the society?					NO		



(iii)	State how the land has been utilized For:- (a) Construction of houses (b) Construction of roads (c) Open space (d) Other purposes (give details)	YES N.A YES ----
(iv)	Have the layouts and plans for development been approved by the municipal authorities before actual commencement of the work?	N.A.
(v)	Have completion certificate been obtained from appropriate authorities for drainage, water supply, road etc., before construction work of building is commenced?	N.A.
5. Construction of Buildings		
(i)	(a) Have building constructions commenced? (b) State the no of houses or flats constructed and under construction (c) Have the completed houses & flats allotted to members	Already Completed 140 Flats YES
(ii)	Are building constructions on contract basis? See the terms & conditions of contracts and state whether properly observed Note Breaches, if any	Already Constructed
(iii)	Are these contracts properly sanctioned by the competent authority as per Bye Laws of the society?	N.A.
(iv)	Have tenders or quotations been called after giving due advertisement in local newspapers? If the works are not given to the contractors quoting the lowest figures, see whether reason for the same are recorded?	N.A.
(v)	Are contractors paid after necessary work progresses certified are obtained from the Architects? Are running and final bill obtained before payments are made to the contractors?	N.A.
(vi)	See the term on which the architects are employed, are there any branches?	N.A.
(vii)	See whether completion certificate have been obtained from the qualified engineers and architects, stating that the constructions have been completed according to approved plan, specifications and other term of contracts.	YES
(viii)	Is a property register kept in proper form? Is it written up to date?	NO
(ix)	When buildings are built departmentally, state whether the following books are kept & written up-to-date? a) Job registers and measurement book. b) Stock register. c) Are valuation certificates from qualified engineers and / or architects obtained? d) Is expenditure allocated properly between items of	N.A. N.A N.A.



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capital and revenue nature?		
(x)	State whether buildings have been constructed according to the original plan and estimates submitted with the loan applications and which approved by the competent authority. Are there any deviations? If so, are they got approved from the competent authority?	N.A.
(xi)	In case of flat-owners societies, see whether titles to the land have been transferred in the name of the society.	YES
(xii)	Are buildings and other constructions got insured?	YES
(xiii)	In case of flat-owners societies, have the promoters fulfilled their obligations as per agreements entered with them by the member prior to the register of the society?	N.A.
(xiv)	Examine the agreements entered into with the promoters and see whether they are in the interest of the society.	N.A.
(xv)	Has the society executed lease deeds in favour of members for the giving plots and / or buildings on lease to them?	N.A.
(xvi)	Has the society created sinking fund as per provision of the bye-laws?	YES
(xvii)	Examine the basis on which monthly rents or contributions are fixed in case of tenants, co-partnership societies or flat owners societies and see that the following items are adequately covered- 1. Amounts required for repayments of loan installment 2. Multiple and other taxes. 3. Lease Rent 4. Service charges and other expenses 5. Contribution to sinking fund	N.A. YES N.A. YES YES
6.	Loan to members	
(i)	Are recoveries of loan punctual?	N.A.
(ii)	State the amount of overdue.	N.A.
(iii)	State what steps are being taken to recover overdue?	N.A.
7.	Expenditure	
	Has the expenditure been approved by the managing committee from time to time?	YES




K.A.VICHARE
(Certified Auditor
Co-operative Societies)
M/S Pune, Panel No.B-2/15005

Date: 31.07.2024
Place: Mumbai

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CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
Dombivli (West), Thane-421 202.

FORM NO. N-2 [See Rule 69 (3)]

INDEPENDENT AUDITOR'S REPORT

To
The Chairman/Secretary
PRUTHVI ENCLAVE CO-OPERATIVE HOUSING SOCIETY LTD.
CTS No.170, Surve No.110(Part) Khatav Mill Coumpound,
Western Express Highway, Borivali (East), Mumbai-400 066.

Ref.:- Appointed in AGM Dated 10.09.2023 Resolution No.05

Report on the Financial Statements as a Statutory Auditor

We have audited the accompanying financial statements of **Pruthvi Enclave Co-operative Housing Society Ltd.**, which comprise the Balance Sheet as at 31st March 2024 and the Statement of Income & Expenditure for the year ended 31st March 2024, and a summary of significant accounting policies and other explanatory information incorporated in these financial statements of society audited by us for the period 1st April 2023 to 31st March 2024.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements in accordance with Maharashtra Co-operative Act, 1960 & Rules there under. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the applicable under MCS Act. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the society preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion

In our opinion and to the best of our information and according to the explanations given to us, the said accounts together with the notes thereon give the information required as per the Maharashtra co-operative Societies Act 1960 and any other applicable Acts, and or circulars issued by the Registrar, in the manner so required for the society gives a true and fair view in conformity with the accounting principles generally accepted in India:

- i. In the case of the Balance Sheet, of the state of affairs of the society as at 31st March 2024;
- ii. In the case of the Statement of Income & Expenditure of the year ended on 31st March 2024.

Report on Other Legal and Regulatory Matters

The Balance Sheet and the Income & Expenditure Account have been drawn up in accordance with the provisions of the Maharashtra Co-operative Societies Act.

We report that:

- a. We have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purpose of our audit and have found them to be satisfactory.
- b. The transactions of the society, which have come to our notice, have been within the powers of the society.
- c. The returns received from the society have been found adequate for the purposes of our audit.

In our opinion, the Balance Sheet and Income & Expenditure Account comply with applicable Accounting Standards.

We further report that:

- i. The Balance Sheet and Income & Expenditure Account dealt with by this report are in agreement with the books of account and the returns.
- ii. In our opinion, proper books of account as required by law have been kept by the society as far as appears from our examination of these books.
- iii. The reports on the accounts of the society audited by society auditors have been dealt with in preparing our report in the manner considered necessary by us.
- iv. For the year under audit, the society has been awarded "B" classification.



K.A. VICHARE
(Certified Auditor
Co-operative Societies)

M/S Pune, Panel No.B-2/15005

Date: 31.07.2024
Place: Mumbai

K. A. VICHARE
CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
Dombivli (West), Thane-421 202.

AUDITORS REPORT

(Maharashtra Co-operative Societies Act.1960, Section 81 Below 1 to 9 Points)

Name of the Society : **Pruthvi Enclave Co-operative Housing Society Ltd.**
Full Registered Address : CTS No.170, Surve No.110(Part) Khatav Mill Coumpound, Western Express Highway, Borivali(East), Mumbai-400 066

Sr.No	Particular	Remark
1.	Loans, over dues of debts , other outstanding dues etc.	N.A.
2.	Cash balance and securities and valuation of the assets and liabilities of the Society	As per scrutiny of Balance Sheet
3.	Whether loan and advances and debts made by the society on the basis of security have been properly secured and the terms on which such loans and advances are made or debts are incurred are not prejudicial to the interest of the society and its members.	No such transaction noticed.
4.	Whether transactions of the society which are represented merely by book entries are not prejudicial to the interest of the Society.	No such case noticed.
5.	Whether Loans and advances made by the Society have been shown as deposits.	No such case noticed
6.	Whether personal expenses have been charged to Revenue accounts.	No such case noticed.
7.	Whether the society has incurred any expenditure in furtherance of its objects.	No such case noticed.
8.	Whether the Society has properly utilized the financial assistance granted by government or government undertaking or financial institutions, for the purpose for which such assistance is granted.	No financial assistance granted by Governments or Govt. undertaking or financial institutions.
9.	Whether the society is properly carrying-out its Objects and obligations towards members.	YES



K.A.VICHARE
(Certified Auditor
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M/S Pune, Panel No.B-2/15005

Date: 31.07.2024
Place: Mumbai

K. A. VICHARE
CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
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Executive Summary Report

Pruthvi Enclave Co-operative Housing Society Ltd.

Audit period 1st April 2023 To 31st March 2024.

A. BEST WORKS DONE BY SOCIETY

1. All official records of the society maintained properly.
2. Annual General Meeting held by society as per bye-laws.
3. Society has paid property tax in time.
4. Society has paid water bills and electricity bills in time.

B. SOCIETY NEED EFFICIENCY IN FOLLOWING

1. The Society has to provide education and training to 20% of members every year under Rules 20B and under section 24A of MSC Act 1960 and as per circular dated 15th May 2015.



K.A.VICHARE

(Certified Auditor

Co-operative Societies)

M/S Pune, Panel No.B-2/15005

Date: 31.07.2024
Place: Mumbai

K. A. VICHARE
CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
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PART A

Name of the Society : Pruthvi Enclave Co-Operative Housing Society Ltd.
Full Registered Address : CTS No.170, Surve No.110(Part) Khatav Mill Coumpound,
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Mumbai-400 066
Registration No : BOM/(W-R)/HSG/TC/10904/2000-2001.

The following are the major discrepancies found during the audit.

1. **Fraud:** During the audit period, we have not found any fraud.
2. **Misutilisation of funds and properties:** During our audit period, we have not found any Misutilisation of funds and properties.
3. **Misapplication of funds:** On going through the records, we have not found any misapplication of funds.
4. **Manipulation of accounts:** We have not found any manipulation of accounts.
5. **Falsification of accounts:** We have not found any falsification of accounts.
6. **Quantify shortfall in various provisions:** There is no short fall in provision noticed.
7. **Serious infringement of provisions of Act, Rules, Byelaws and notification:** There is no infringement of provisions of the Act, Rules, Bye-laws and notifications.
8. **Misutilisation of capital / loan / grant received from Government:** There is no loan received from Government by the society.
9. **Personal expenses which are debited to Income & Expenditure account:** On verification it is observed that there is no personal telephone / vehicle expense incurred by the office bearers has been debited to Income & Expenditure account.
10. **Payment in cash in excess of the limits laid down in the Maharashtra Co-op. Soc. Act as per Rule 107 (d):** We have observed contravention of Rule 107 (d). As per Bye-law No 144 of the Co-op. Hsg. Society all payments in excess of Rs 4,500.00 shall be made by crossed a/c payee's cheques.
11. **No action against overdue in excess of one year:** There is overdue in excess of one year. Society has to take recovery action U/s 154 (2)
12. **The society has not maintained following records as per Rule 65 of MSC Act 1960 and Rules 1961:**
Society is to update Nomination Register, Sinking Fund Register, Repair Fund Register, J1 & J2 Register, Property Register and Dead Stock Register.



K.A.VICHARE
(Certified Auditor
Co-operative Societies)
M/S Pune, Panel No.B-2/15005

Date: 31.07.2024
Place: Mumbai

PART B

Name of the Society : Pruthvi Enclave Co-Operative Housing Society Ltd.
Full Registered Address : CTS No.170, Surve No.110(Part) Khatav Mill Coumpound,
Western Express Highway, Borivali(East),
Mumbai-400 066.
Registration No : BOM/(W-R)/HSG/TC/10904/2000-2001.

INTRODUCTION:

I have audited the accounts of the afore-mentioned society for the period of 1st April, 2023 to 31st March 2024 on the basis of information and explanation given to me by the office bearers of the Society. The names and designations of these office bearers for the period under audit are as follows:

Chairman : Mr. Nitin Keny
Secretary : Mr. Avinash Padvankar
Treasurer : Mr. Ashit Sheth

MEMBERS:

There are total 140 members in the Society.

This is the 2023-2024 year of balance sheet and income and Expenditure account of the society. The following are observations regarding financial statements, working and activities of the society found during the audit.

A) SCRUTINY OF BALANCE SHEET:

LIABILITIES:

- a. **Share Capital: (Rs. 34,750.00):** This is collected from 139 members of the society. The amount tallied with the share register and share ledger maintained by the society. The entire amount should be invested in the Fixed Deposit.
- b. **Reserve & Other funds: (Rs. 2,34,37,410.00):**
 - i. **Reserve Fund (Rs37,82,383.00):** This amount is created by Transfer premium received from new members of the society .The entire amount should be invested in the fixed deposit as per Bye-Laws.
 - ii. **Sinking Fund (Rs. 60,91,006.00):** This amount is created by contribution received from members. The entire amount should be invested in the fixed deposit as per Bye-Laws.



- iii. **Major Repair Fund (Rs. 54,73,149.00):** This amount is created by contribution received from members. The entire amount should be invested in the fixed deposit as per Bye-Laws.
- iv. **Repair & Maintenance Fund (Rs. 31,33,336.00):** This amount is created by contribution received from members. The entire amount should be invested in the fixed deposit as per Bye-Laws.
- v. **Major Repair (Phase 1) (Rs.40,57,536.00):** This amount is created by contribution received from members. The entire amount should be invested in the fixed deposit as per Bye-Laws.
- vi. **Training and Education Fund (Rs.64,332.00):** This amount is created by contribution received from members. The entire amount should be invested in the fixed deposit as per Bye-Laws.
- Vii **Current liabilities & Provisions: (Rs. 54,67,891.00):** Society has to pay Current Liabilities, Provisions & other liabilities for F.Y. 2023-2024. The detailed breakup is stated in Balance sheet.
- Viii **Income & Expenditure A/c: (Rs. -12,80,178.98):** The sources of income of the society in collecting various charges from members such as Parking, Maintenance Charges , non-occupancy charges , municipal tax and Bank Interest etc. During the period under audit, total income earned is Rs. 32,19,317.00. The Society has met all management expenses such as payment of various charges and taxes including provisions for statutory expenses. There is a Net deficit of Rs. 15,05,994.52 Considering the previous accumulated deficit of Rs.6,05,994.52 add this is year deficit now the Net deficit is shown as Rs. 12,80,178.98.

ASSETS:

- a. **Bank Balance (Rs. 20,10,033.95):** Balances are reconciled as per bank pass book of the SVC Co-operative Bank Ltd, Mumbai District Central Co-operative Bank Ltd, SBI Bank & Saraswat Bank.
- b. **Cash in Hand (Rs.41.00):** As per committee report the cash balances are verified on the date of balance sheet.



- c. Receivables from members: (Rs 80,43,790.00):** Receivables from member's contribution towards maintenance , Deem Conveyance & Major Repair dues is accounted and is in agreement with the records subject to confirmation.
- d. Fixed Assets (Rs. 4,57,481.06):** During the year society purchased new Fixed Assets the Depreciation is charged accordingly on the entire assets.
- e. Investment: (Rs. 1,55,71,958.00):** Society has invested entire amount in fixed deposits, 100 Rs, shares with Mumbai Dist. Hsg. Federation & Rs. 1000.00 Share of M.D.C. Bank and same is tallied with Balance Sheet
- f. Current Asset (Rs. 10,98,703.00):** This amount is pertaining to Deposit with BMC, Deposit with Electricity , Accrued interest on fixed deposit, Income tax payment, Ghanshyamgiri Goswami, Prepaid Expenses and same is tallied with balance sheet.

B) GRADATION OF THE SOCIETY:

As per management representation society has not indulge into any other activities undertaken that are beyond the object of society. Also Society has not involved in any deficiencies in working during the year. After carefully going through the records maintained by the society and its overall Financial Position and considering its working as whole, I have allotted grade "B" to the society.

C) CONCLUSIONS: We are thankful to the office bearers & committee members for the co-operation extended during the period of audit.

Date: 31.07.2024
Place: Mumbai




K.A. VICHARE
(Certified Auditor
Co-operative Societies)
M/S Pune, Panel No.B-2/15005

K. A. VICHARE
CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
Dombivli (West), Thane-421 202.

PART C

Name of the Society : Pruthvi Enclave Co-Operative Housing Society Ltd.
Full Registered Address : CTS No.170, Surve No.110(Part) Khatav Mill Coumpound,
Western Express Highway, Borivali (East),
Mumbai-400 066.
Registration No : BOM/(W-R)/HSG/TC/10904/2000-2001.

GENERAL REMARK FORMING PART OF AUDIT REPORT

1. Members Balance is subject to confirmation
2. Some of the members have not submitted their nomination forms.
3. Society is to update Sinking Fund Register, Repair Fund Register, J1 & J2 Register, Property Register and Dead Stock Register.
4. The Society has to provide education and training to 20% of members every year under Rules 20B and under section 24A of MSC Act 1960 and as per circular dated 15th May 2015.
5. Society has not adopted model bye laws as per 97th constitutional amendment in co-operative laws
6. The society has to file income tax return for the F Y 2023-2024 under section 139 rule No.12, of income tax act 1961 and rule 1962.
7. **Rectification Report:** Society has to submit rectification report of statutory audit report for the F Y 2023-2024 within **THREE** months from the date of audit.

Date: 31.07.2024
Place: Mumbai




K.A.VICHARE
(Certified Auditor
Co –operative Societies)
M/S Pune, Panel No.B-2/15005

K. A. VICHARE
CERTIFIED AUDITOR
PANEL NO: B-2/15005

2/18, Om Ravi Darshan CHS Ltd.
Jai Hind Colony, Gupte Road,
Dombivli (West), Thane-421 202.

SCHEDULES

(As per Maharashtra Co-operative Rules 1961, Rules 69 (6))

Name of the Society : Pruthvi Enclave Co-Operative Housing Society Ltd.
Full Registered Address : CTS No.170, Surve No.110 (Part) Khatav Mill Compound,
Western Express Highway, Borivali (East),
Mumbai-400 066.
Audit Period : 1st April 2023 To 31st March 2024.

Schedule No .I

(Transactions involving infringements of provision of the Act, Rules and Bye-Law of the Society)

NIL

Schedule No – II

(Particular of sums which ought to have been but have not been brought into accounts)

NIL

Schedule No: - III

(Irregular and Improper payments)

No such Payments

Schedule No III-A

(Irregularities in the Realization of Money)

NIL

Schedule No. IV

(List of Bad & Doubtful Debts)

NIL

Schedule No IV – A

(List of movable & Immovable Property and other Assets Considered Doubtful of Realization)

No such Assets or Property.

Date: 31.07.2024
Place: Mumbai




K.A.VICHARE
(Certified Auditor
Co –operative Societies)
M/S Pune, Panel No.B-2/15005

PRUTHVI ENCLAVE CO-OPERATIVE HOUSING SOCIETY LTD

Registration No. : ND : BOM/WH-03/REGSOCI/1994 / 2000-2001

Balance Sheet as on 31/03/2024

As on 31.03.2023 Rs.	Liabilities	As on 31.03.2024 Rs.	As on 31.03.2023 Rs.	Assets	As on 31.03.2024 Rs.
1,00,000.00	Authorised Share Capital	1,00,000.00	5,058.00	Cash & Bank Balances	41.00
34,750.00	Authorised Share Capital	34,750.00	2,15,696.42	Cash In Hand	19,18,715.42
	Issued & Paid Up Capital		17,320.63	SVC Co-operative Bank Ltd	70,750.63
	Issued & subscribed share capital		14,089.08	Mumbai District Central Co-operative Bank Ltd	13,440.08
			4,695.07	State Bank of India	7,127.82
57,37,450.00	Sinking Fund	60,91,006.00	2,56,859.20	Saraswat Co-op bank Ltd.	20,10,074.95
	(As per Schedule-A)				
50,73,311.00	Major Repair Fund	54,73,149.00	24,066.00	Deposits	24,066.00
	(As per Schedule-B)		24,570.00	Electricity	
35,74,916.00	Reserve Fund	37,82,383.00	2,21,000.00	MCGM - Drainage Work	2,21,000.00
	(As per Schedule-C)		2,69,636.00	MCGM - Water Connection	
36,15,224.00	Repair & Maintenance Fund	31,33,336.00	4,61,749.33	Fixed Assets	4,57,481.06
	(As per Schedule-D)			(As per Schedule- G)	
	Major Repair (Phase I) Contribution (2023-24)	40,57,536.00			
47,552.00	Training and Education Fund	64,332.00		Investments	57,09,754.00
				FD with Mumbai District Central Co-op Bank Ltd	15,68,004.00
39,77,912.00	Current Liabilities	54,67,891.00		FD with Saraswat Co-op. Bank Ltd.	
	(As per Schedule-E)			FD with SVC Co-op Bank Ltd	
2,17,803.00	Provisions	3,67,803.00		FD with State Bank of India	82,93,100.00
	(As per Schedule-F)			Share of M.D.C.C. Bank	1,000.00
				Shares of Housing Federation	100.00
					1,000.00
				Current Assets	4,70,057.00
2,14,109.98	Income & Expenditure			Accrued Interest on Fixed Deposits	56,06,426.00
(8,88,294.44)	Opening Balance			Maintenance Dues From Members	1,93,952.00
(6,74,184.46)	To Surplus/(Deficit) during the year			(As per Schedule-H)	
				Deemed Conveyance Contribution Dues From Members	22,43,412.00
				(As per Schedule-I)	3,12,845.00
				Major Repair (Phase-1) 2023-24 Dues From Members	16,000.00
				(As per Schedule-J)	64,735.00
				Income Tax Payments	
				Ghanshyamgiri Goswami	
				Prepaid Expenses	
					89,07,427.00
2,16,04,713.54		2,71,92,007.02	2,16,04,713.54		2,71,92,007.02

AS PER OUR REPORT OF EVEN DATE

For Kamlesh Vichare,
Govt. Certified Auditor



Kamlesh Vichare
Pand No. C/1/15005
Place - Mumbai

FOR PRUTHVI ENCLAVE C. H. S. LTD.

MR. NITIN KESHY
CHAIRMAN

MR. AVINASH PADWANIKAR
SECRETARY

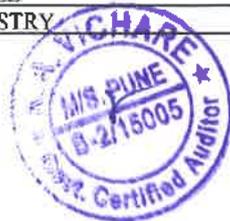
MR. ANURAG SHARMA
TREASURER

SCHEDULES FORMING PART OF BALANCE SHEET

SCHEDULE NO.	PARTICULARS	As on 31.03.2024 Rs.	As on 31.03.2023 Rs.
A)	SINKING FUND		
	Opening Balance	57,37,450.00	54,36,891.00
	Add: Contribution During the Year	1,05,000.00	1,05,000.00
	Add: Interest Earmarked Transferred	2,48,556.00	1,95,559.00
	Closing Balance	60,91,006.00	57,37,450.00
B)	MAJOR REPAIR FUND		
	Opening Balance	50,73,311.00	48,88,964.00
	Add: Contribution During the Year	2,10,000.00	2,10,000.00
	Add : Amount payable to M/S.Manohar Ent. Write Back	-	1,36,416.00
	Add : Refund of Municipal Tax (Refer Note No. 6 of Schedule-K)	-	-
	Add: Interest Earmarked Transferred	1,89,838.00	1,77,631.00
	Less: Amount Utilized (Refer Note No. 5 of Schedule-K)	-	(3,39,700.00)
	Closing Balance	54,73,149.00	50,73,311.00
C)	RESERVE FUND		
	Opening Balance	35,74,916.00	31,00,688.00
	Add: Contribution During the Year	80,200.00	51,800.00
	Add: MCGM Water Connection Deposit Introduced in Accounts	-	1,76,800.00
	Add: Income Tax Recovery on Int.Credit to Other Liability BMC	-	1,42,848.00
	Add: Interest Earmarked Transferred	1,27,267.00	1,02,780.00
	Closing Balance	37,82,383.00	35,74,916.00
D)	REPAIR & MAINTENANCE FUND		
	Opening Balance	36,15,224.00	33,90,815.00
	Add: Contribution During the Year	3,15,000.00	3,15,000.00
	Add: Interest Earmarked Transferred	1,03,112.00	1,26,409.00
	Less: Amount Utilized - Terrace Shed Work	(9,00,000.00)	(2,17,000.00)
	Closing Balance	31,33,336.00	36,15,224.00
E)	CURRENT LIABILITES		
	Elecon Elevators	5,640.00	5,640.00
	Masai Construction	21,033.00	15,550.00
	MCGM-Water	1,52,733.00	1,18,678.00
	Adani Electricity Mumbai Ltd	3,060.00	-
	Narendra Electric Service	-	1,17,000.00
	Shivshakti Electric Work	1,315.00	16,315.00
	Advance from Members	4,85,767.00	4,78,971.00
	Earnest Money Deposit	50,000.00	50,000.00
	Repairs Deposit From Members	80,000.00	70,000.00
	Electricity Charges Payable	-	23,923.00
	Societies Solution	15,750.00	-
	Audit Fees Payable	14,000.00	16,520.00
	Advance from Secretary	3,000.00	-
	M.C.G.M.Property Tax (2022-23)	11,400.00	11,400.00
	Water Charges Payable	-	1,25,136.00
	Other Liabilities - MCGM (Refer Note No. 3 of Schedule-K)	32,13,360.00	17,97,360.00
	Accrued Interest on FD-Other Liabilities - MCGM	14,10,833.00	11,31,419.00
		46,24,193.00	29,28,779.00
	Total	54,67,891.00	39,77,912.00
F)	PROVISIONS		
	Income Tax	3,67,803.00	2,17,803.00
	Total	3,67,803.00	2,17,803.00



H) MAINTAINANCE DUE FROM MEMBERS				
FLAT NO.	NAME	As on 31.03.2024 Rs.	As on 31.03.2023 Rs.	
A-101	MRS.LEELA M.CHAWARE	25,35,419.00	23,60,192.00	
A-103	MR. JAYESH B. CHAUHAN & MRS. NAYANA J. CHAUHAN	11,772.00	-	
A-104	MR. NITIN GOVIND KENY & MRS. RUPALI N. KENY	-	443.00	
A-201	MR. ASHOK B. MALKAR/MRS.JAGRUTI A. MALKAR	-	418.00	
A-204	MR. VIPIN SHRIPAL KOTIA	2,310.00	-	
A-301	MR. SHASHIKANT S.PAWAR	2,760.00	33.00	
A-401	MR. PRITAM GEHANI	-	2,665.00	
A-403	MR. SURENDRA NATH GUPTA	2,195.00	-	
A-502	MRS. RUPA H.SHROFF	1,740.00	-	
A-504	MR. DINESH A.CHOKSEY	2,535.00	-	
A-601	MRS. NISHA MANOHAR ANANDANI	-	2,145.00	
A-603	MR. RAJESH J. BALSARA	1,870.00	-	
A-701	MR FRANKLIN COUTINHO	2,310.00	-	
B-101	MR. NILESH M.VELANKAR	-	3,158.00	
B-103	M/S. NEPTUNE MARINE PVT.LTD.	9,677.00	-	
B-104	MR. SATISH C.SHINDE	39,606.00	4,158.00	
B-201	MR. M.M.SATPUTE	9,620.00	418.00	
B-202	MR. RAJEEV. M. PANJWANI	1,195.00	-	
B-204	MR. J. MAZUMDAR	2,535.00	-	
B-301	Mr. Deven Bhupatrai Mewada and Mrs. Vimala Bhupat Mewada.	2,635.00	-	
B-404	MRS. RAM SIMRO KALRA	-	418.00	
B-503	MR. AJIT S.RAUT	2,195.00	-	
B-601	MR. SHANTANU SEN	2,535.00	-	
B-602	MR.HARISH V. SANJALIA & MRS.GEETA H. SANJALIA	2,195.00	-	
B-603	MR. SUKALPO BANERJEE	2,658.00	-	
B-604	MR. ANURAG SHARMA	8,043.00	2,782.00	
C-101	MR. SANTOSH V.KHATALE	30,971.00	24,318.00	
C-102	MR. Y.R.MALEKAR	6,700.00	-	
C-104	MRS. PARVATI MANGLYA CHAVARE	25,97,727.00	24,13,331.00	
C-203	MR. ASHOK KINI	-	1,656.00	
C-204	MR. MILIND H.SATAM	5,316.00	20,606.00	
C-302	MRS. SNEHAL S.PATIL	4,418.00	-	
C-401	MR. LAKHDEV S. DHILLON	3,080.00	-	
C-501	MR. L.S.DHILLON	2,635.00	-	
C-502	MR. L. DHILLON	2,215.00	-	
C-503	MR. MANJAPPA L. MOOLYA	1,870.00	-	
C-602	MR. P.S.VAZE	2,209.00	-	
C-603	MR. DEVARAJ G. GOWDA	18,213.00	-	
C-604	MR. PRAKASH S. DANDEKAR	9,402.00	-	
C-701	MR. SATISH G. CHATURVEDI	-	3,163.00	
C-702	MR. CHUNILAL K CHOUDHARY & MRS. SONI C. CHOUDHARY	88.00	-	
C-704	MR. MAHIPAL BAGRI	-	34,127.00	
D-101	MRS. P.J.THAKKAR	2,843.00	2,483.00	
D-102	MR. BHADRESH HARGOVIND MISTRY	4,227.00	-	
D-103	MR. KRISHNA J. CHOUHAN	4,065.00	-	
D-201	MR. BHARAT D.CHAWLA	9,893.00	635.00	
D-204	MR. MAHESH CHHATBAR	2,681.00	-	
D-301	MR. VINOD SANJEEVA KOTIAN	2,635.00	-	
D-302	MR. JATINKUMAR S. SANGHADIA & MISS. NEHAL S. SANGHADIA	1,870.00	-	
D-303	MRS. D.S.SANGHADIA	2,195.00	-	
D-304	MR. SURESH PAWAR	40.00	-	
D-402	MR. S.P.MISTRY	37.00	-	
D-404	MRS. VIDYA A. PADWANKAR & MR. AVINASH P. PADWANKAR	-	416.00	
D-501	MR. D.R.MISTRY	-	504.00	
D-502	Mr. SANTOSH SHIVRAM PABLE	4,916.00	-	
D-601	MR. RAMESHCHANDRA R.MISTRY	2,735.00	-	



D-603	MR. PARESH CHATURVEDI	12,674.00	-
D-604	MR. MOHINISH NIRANKARI	2,635.00	456.00
D-702	MR. KIRAN NARANG	3,773.00	-
D-703	MR. BHAVIN BUSA	4,227.00	633.00
D-704	MR. SANJEEV K.CHATURVEDI	6,214.00	-
E-101	MR. S. RAMAKRISHNAN	-	2,908.00
E-201	MRS. ASHA B. KANDALKAR	-	3,166.00
E-202	MR. P.M.VYAS	33.00	-
E-204	MRS. ROMA BENHUR D'SOUZA	2,774.00	3,306.00
E-302	MR. PARESH N. KADAM	11,711.00	-
E-304	MR. ABHISHEK ASHOK MALKAR / MRS. TRUPTI A. MALKAR	-	418.00
E-403	MR. GIRISH D.JOSHI	2,732.00	-
E-501	MR. SANJEEV.N.PATIL & OTHERS	5,114.00	5,772.00
E-502	MR. P.A.SHETTY	2,095.00	633.00
E-503	MR. K.A.SHETTY	2,395.00	1,557.00
E-504	MR. I.A.SHETTY	2,088.00	8,359.00
E-701	MRS. JASHVANTI N.CHHATBAR	2,350.00	-
E-702	MRS. USHA M. ACHARYA	87,278.00	56,929.00
E-703	MR. A. A. ADHAV	87,117.00	53,217.00
E-704	MRS. VARSHA THAKKAR	2,430.00	3,408.00
	TOTAL	56,06,426.00	50,18,831.00

D) DEEMED CONVEYANCE CONTRIBUTION DUES FROM MEMBERS			
FLAT NO.	NAME	As on 31.03.2024 Rs.	As on 31.03.2023 Rs.
A-101	MRS.LEELA M.CHAWARE	27,592.00	24,856.00
B-104	MR. SATISH C.SHINDE	27,592.00	24,856.00
C-104	MRS. PARVATI MANGLYA CHAVARE	27,592.00	24,856.00
D-102	MR. BHADRESH HARGOVIND MISTRY	27,592.00	24,856.00
D-201	MR. BHARAT D.CHAWLA	27,592.00	24,856.00
D-602	MR. HARESH L.GALA & MR. KAMLESH L.GALA	27,592.00	24,856.00
E-403	MR. GIRISH D.JOSHI	808.00	724.00
E-703	MR. A. A. ADHAV	27,592.00	24,856.00
	TOTAL	1,93,952.00	1,74,716.00

ADVANCE FROM MEMBERS			
FLAT NO.	NAME	As on 31.03.2024 Rs.	As on 31.03.2023 Rs.
Advance: Maintenance Charges			
A-102	MR VIJAY SHRIPAT NAVARE	15,021.00	4,595.00
A-103	MR. JAYESH B. CHAUHAN & MRS. NAYANA J. CHAUHAN	-	3,090.00
A-104	MR. NITIN GOVIND KENY & MRS. RUPALI N. KENY	4,353.00	-
A-201	MR. ASHOK B. MALKAR/MRS.JAGRUTI A. MALKAR	15,780.00	-
A-202	MR. S.K. SINGH	16,745.00	5,950.00
A-203	MRS. RANJANA PATIL	22,636.00	17,102.00
A-204	MR. VIPIN SHRIPAL KOTIA	-	92.00
A-302	MR. PRAVEEN KUMAR	14,446.00	4,543.00
A-303	MR. PRAVIN TEJ SINGH	12,921.00	2,820.00
A-304	MR. SANTOSH S.PABLE	4,769.00	-
A-402	Mr. PRITAM GEHANI & GUDDI PRITAM GEHANI	-	5,090.00
A-403	MR. SURENDRA NATH GUPTA	-	4,520.00
A-501	MR. G.A.SINGH	3,830.00	-
A-502	MRS. RUPA H.SHROFF	-	17,610.00
A-503	Ms. KALPANA S. PARAB & Ms.MEGHANA S. PARAB	-	4,800.00
A-601	MRS. NISHA MANOHAR ANANDANI	1,343.00	3,600.00
A-602	MR.JITENDRA J. BALSARA	14,054.00	4,450.00
A-603	MR. RAJESH J. BALSARA	-	4,800.00
A-702	MR.SIDDHARTH SAWANT	14,842.00	5,196.00
A-703	MR. ROHAN DHOTRE & MR. SUMIT SANJAY DHOTRE	-	4,718.00



B-101	MR. NILESH M.VELANKAR	3,825.00	-
B-102	MRS. ANITA S.CHIMADE	5,417.00	5,090.00
B-103	M/S. NEPTUNE MARINE PVT.LTD	-	7,140.00
B-202	MR. RAJEEV. M. PANJWANI	-	4,595.00
B-203	MR. SUNIL VARPE	-	4,770.00
B-302	MR. ASHOK BORKAR	4,755.00	5,950.00
B-303	MRS. AAKANSHA BORKAR	4,755.00	5,950.00
B-304	MR. RAHUL M.DALVI	3,975.00	150.00
B-402	MR. BITTHALESH MATHURANATH CHURVEDI	-	3,313.00
B-403	MRS. ARUNA MANOHAR CHAINANI	16,457.00	10,272.00
B-501	PRAVIN TEJ SINGH & VIDHI SINGH	3,966.00	-
B-502	MR. AJAY M. ACHARYA	90.00	3,665.00
B-503	MR. AJIT SHANKAR RAUT & ASMITA AJIT RAUT	-	5,601.00
B-504	MR. S.S.SAWANT	5,962.00	9,491.00
B-602	MR. HARISH SANJALIA	-	5,423.00
B-603	MR. SUKALPO BANERJEE	-	5,318.00
B-701	MR. A.A. TEJPAL.	14,108.00	31,697.00
B-702	MR. A.A.TEJPAL	23,756.00	25,351.00
B-703	MR. K.S.SITUT	-	9,496.00
C-102	MR. Y.R.MALEKAR	-	3,065.00
C-103	MR.PRAKASH G. LOWARE	14,591.00	5,040.00
C-202	MR. S.B.KADAM	14,791.00	4,595.00
C-203	MR. ASHOK KINI	4,717.00	-
C-301	MR. DIVAKAR ALVA	12,351.00	36,963.00
C-302	MRS. SNEHAL S.PATIL	-	1,345.00
C-303	MR. P.BANJAN	15,494.00	5,190.00
C-402	MR. MAHESH, MRS. KANTA AND SHUBHAM M. MAHINDRAKAR	15.00	5,115.00
C-403	MR. SANJAY DHOTRE	-	4,695.00
C-404	MRS. JAYA PRAKASH KEWLANI	3,970.00	4.00
C-502	MR. L. DHILLON	-	4,875.00
C-503	MR. MANJAPPA L. MOOLYA	-	5,050.00
C-601	MR. S.IYER	4,215.00	44.00
C-602	MR. P.S.VAZE	-	5,050.00
C-603	MR. DEVARAJ G. GOWDA	-	3,836.00
C-604	MR. PRAKASH S. DANDEKAR	-	15,192.00
C-701	MR. SATISH G. CHATURVEDI	4,966.00	-
C-702	MRS. SUDHA VIJAY DESAI	-	1,541.00
C-703	MRS. SAREETA AMARJEET AMIN & MR. AMARJEET SURENDRA AMIN	36,883.00	8,425.00
C-704	MR. MAHIPAL BAGRI	2,511.00	-
D-102	MR. BHADRESH HARGOVIND MISTRY	-	3,216.00
D-103	MR. KRISHNA J. CHOUHAN	-	5,490.00
D-104	MR.BHAVANJI RAMJI DEDHIA	-	2,815.00
D-202	MRS. DINA MAHESH CHHATBAR	6,949.00	5,365.00
D-203	MRS. ANGELA J.D'LIMA	51.00	2,469.00
D-302	MR. JATINKUMAR S. SANGHADIA & MISS. NEHAL S.	-	5,365.00
D-303	MRS. D.S.SANGHADIA	-	5,115.00
D-401	MR. IQBAL IBRAHIM KAPDI	-	2,247.00
D-402	MR. S.P.MISTRY	-	9,190.00
D-403	MR. JAYSHIL CHHATBAR	6,848.00	5,115.00
D-502	MR. SANTOSH SHIVRAM PABLE	-	4,975.00
D-503	MR. SANDEEP D. SATPUTE	3,912.00	5,354.00
D-602	MR. KAMLESH GALA	30.00	5,008.00
D-603	MR. PARESH CHATURVEDI	-	6,208.00
D-701	MR. KETAN VAIDYA	11,955.00	85.00
E-101	MR. S. RAMAKRISHNAN	4,150.00	-
E-102	MR. ISHWAR K.CHAMPANERI	24,780.00	5,115.00
E-103	MRS. MANDA SHIVAJI MORDE	14,560.00	5,115.00
E-104	MR. MELVIN LEWIS	4,354.00	2,577.00
E-201	MRS. ASHA B. KANDALKAR	1,723.00	-
E-202	MR. P.M.VYAS	-	4,770.00
E-203	MR. U.B.SINGH	14,514.00	4,643.00
E-301	Mrs. MANJULA MAHENDRA KOTAK & Mr. VINAY MAHENDRA KOTAK	4,008.00	-
E-302	MR. PARESH N. KADAM	-	4,770.00



E-303	MR. P. N. BHOIR	-	2,495.00
E-304	MR. ABHISHEK ASHOK MALKAR / MRS. TRUPTI A. MALKAR	15,210.00	-
E-401	MR. ASHOK ANNAMALAI & MRS. LEENA H. SATAM	622.00	1,108.00
E-402	MR. MADHUKAR DALVI	1,727.00	14,243.00
E-404	MRS. KANKANA MAITRA	24,418.00	1,206.00
E-602	MRS. MADHAVI M.GANDHI	675.00	4,875.00
E-603	MRS. GEETA A.DUBEY	-	3,743.00
E-604	MRS. MANSI DALVI	2,971.00	10,021.00
TOTAL		4,85,767.00	4,78,971.00

53,14,611.00

47,14,576.00

J) MAJOR REPAIR (PHASE 1) CONTRIBUTION 2023-24 DUE FROM MEMBERS			
FLAT NO.	NAME	As on 31.03.2024 Rs.	
A-101	MRS.LEELA M.CHAWARE	34,418.00	
A-103	MR. Javesh B. Chauhan & Mrs. Navana J. Chauhan	24,133.00	
A-201	MR. ASHOK B. MALKAR/MRS.JAGRUTI A. MALKAR	34,418.00	
A-204	MR. VIPIN SHRIPAL KOTIA	1,718.00	
A-301	MR. SHASHIKANT S.PAWAR	34,418.00	
A-401	MR. PRITAM GEHANI	34,418.00	
A-402	Mr. PRITAM GEHANI & GUDDI PRITAM GEHANI	24,133.00	
A-403	MR. SURENDRA NATH GUPTA	24,133.00	
A-404	MR. SHRIKANT SINGH	1,577.00	
A-502	MRS. RUPA H.SHROFF	24,133.00	
A-503	Ms. KALPANA S. PARAB & Ms.MEGHANA S. PARAB	24,133.00	
A-504	MR. DINESH A.CHOKSEY	34,418.00	
A-601	MRS. NISHA MANOHAR ANANDANI	34,418.00	
A-603	MR. RAJESH J. BALSARA	15,957.00	
A-604	MR.RAJENDRA SADANAND RASAL	34,418.00	
A-701	MR FRANKLIN COUTINHO	34,418.00	
A-704	MR. AMIT BITHALESH CHATURVEDI & MRS. ARTI A. CHATURVEDI	34,418.00	
B-102	MRS. ANITA S.CHIMADE	16,211.00	
B-103	M/S. NEPTUNE MARINE PVT.LTD.	15,960.00	
B-104	MR. SATISH C.SHINDE	34,418.00	
B-201	MR. M.M.SATPUTE	18,207.00	
B-203	MR. SUNIL VARPE	24,133.00	
B-204	MR. J. MAZUMDAR	2,004.00	
B-301	Mr. Deven Bhupatrai Mewada and Mrs. Vimala Bhupat Mewada.	34,418.00	
B-401	MR.HITESH NEGANDHI & MRS.TEJAL NEGANDHI	34,418.00	
B-402	MR. BITTHALESH MATHURANATH CHURVEDI	24,133.00	
B-404	MRS. RAM SIMRO KALRA	34,418.00	
B-502	MR. AJAY M. ACHARYA	24,133.00	
B-503	MR. AJIT SHANKAR RAUT & ASMITA AJIT RAUT	24,133.00	
B-601	MR. SHANTANU SEN	1,575.00	
B-602	HARISH V. SANJALIA & GEETA H. SANJALIA	24,133.00	
B-603	MR. SUKALPO BANERJEE	24,133.00	
B-604	MR. ANURAG SHARMA	9,906.00	
B-703	MR. K.S.SITUT	7,782.00	
B-704	MR. K.S.SITUT	18,067.00	
C-101	MR. SANTOSH V.KHATALE	34,418.00	
C-102	MR. Y.R.MALEKAR	24,133.00	
C-104	MRS. PARVATI MANGLYA CHAVARE	34,418.00	
C-201	MR. KAILASHKUMAR RAMESHWAR JOSHI	1,716.00	
C-203	MR. ASHOK KINI	24,133.00	
C-204	MR. MILIND H.SATAM	34,418.00	
C-301	MR. DIVAKAR ALVA	34,418.00	
C-302	MRS. SNEHAL S.PATIL	11,036.00	
C-304	MR. RAVIRAJ KOTIAN	34,418.00	
C-401	MR. LAKHDEV S. DHILLON	34,418.00	
C-402	Mr.Mahesh & Mrs.Kanta and Mr.Shubham M.Mahindrakar	24,133.00	
C-501	MR. L.S.DHILLON	34,418.00	



C-502	MR. L. DHTLLON	24,133.00
C-503	MR. MANJAPPA L. MOOLYA	24,133.00
C-504	MRS. RENUKA J.KAPADIA	34,418.00
C-603	Mr. Vinod Sonabacha Singh & Mrs. Indu Vinod Singh	24,133.00
C-604	MR. PRAKASH S. DANDEKAR	34,418.00
C-702	Mr. Chunilal K. Choudhary & Mrs. Soni C. Choudhary	24,133.00
C-704	MR. MAHIPAL BAGRI	34,418.00
D-101	MRS. P.J.THAKKAR	34,418.00
D-102	Mr. Bhadresh Hargovind Mistry	24,133.00
D-103	MR. KRISHNA J. CHOUHAN	7,641.00
D-104	MR. HITEN BHAVANJI DEDHIA	9,750.00
D-201	MR. BHARAT D.CHAWLA	34,418.00
D-204	MR. MAHESH CHHATBAR	1,574.00
D-301	MR. VINOD SANJEEVA KOTIAN	34,418.00
D-302	MR. JATINKUMAR S. SANGHADIA & MISS. NEHAL S. SANGHADIA	24,133.00
D-303	MRS. D.S.SANGHADIA	24,133.00
D-304	MR. KALPANA SURESH PAWAR	34,418.00
D-401	MR. IQBAL IBRAHIM KAPDI	34,418.00
D-402	MR. S.P.MISTRY	24,133.00
D-404	Mrs. Vidya A. Padwankar & Mr. Avinash P. Padwankar	9,901.00
D-501	MR. D.R.MISTRY	34,418.00
D-503	MR. SANDEEP D. SATPUTE	24,133.00
D-504	MRS. VISHAKHA V. MADAV	34,418.00
D-601	MR. RAMESHCHANDRA R.MISTRY	34,418.00
D-602	MR. HARESH LAXMICHAND GALA & MR. KAMLESH LAXMICHAND GALA	24,133.00
D-603	MR. PARESH CHATURVEDI	24,133.00
D-604	MR. MOHINISH NIRANKARI	34,418.00
D-701	MR. KETAN VAIDYA	143.00
D-702	Mr. Bhavin Arvind Busa & Mrs. Mili Bhavin Busa	24,133.00
D-703	MR. BHAVIN BUSA	24,133.00
D-704	MR. SANJEEV K.CHATURVEDI	34,418.00
E-201	MRS. ASHA B. KANDALKAR	9,891.00
E-202	MR. P.M.VYAS	15,957.00
E-204	MRS. ROMA BENHUR D'SOUZA	34,418.00
E-302	MR. PARESH N. KADAM	24,133.00
E-303	MR. P. N. BHOIR	24,133.00
E-304	MR. ABHISHEK ASHOK MALKAR / MRS. TRUPTI A. MALKAR	34,418.00
E-401	Mr.Ashok Kumar Annamalai & Mrs.Leena Harishchandra Satam	1,153.00
E-403	MR. GIRISH D.JOSHI	24,133.00
E-501	MR. SANJEEV.N.PATIL & OTHERS	872.00
E-502	MR. P.A.SHETTY	15,957.00
E-503	MR. K.A.SHETTY	15,957.00
E-504	MR. I.A.SHETTY	872.00
E-601	MR. ASHIT J.SHETH	1,603.00
E-603	MRS. GEETA A.DUBEY	7,797.00
E-604	MRS.MANSI M. DALVI /MR. MADHUKAR H. DALVI	9,750.00
E-701	MRS. JASHVANTI N.CHHATBAR	1,574.00
E-702	MRS. USHA M. ACHARYA	24,133.00
E-703	MR. A. A. ADHAV	24,133.00
E-704	MRS. RUPA H. SHROFF	34,418.00
	TOTAL	22,43,412.00



For PRUTHVI ENCLAVE CO-OP. HSG. SOCIETY LTD.

CHAIRMAN / SECRETARY / TREASURER

(Handwritten signatures)

PRUTHVI ENCLAVE CO-OP HSG. SOC. LTD.
FINANCIAL YEAR 2023-24

SCHEDULE " G "

FIXED ASSETS

Sr. No.	NAME OF ASSETS	Rate	Opening Balance As On 01.04.2023	Addition During Year	Deductions During Year	Total	Depreciation During The Year	Closing Balance As On 31.03.2023
1)	Office Premises	10%	51,947.77	-	-	51,947.77	5,194.78	46,752.99
2)	Security Cabins	10%	48,119.62	-	-	48,119.62	4,811.96	43,307.66
3)	Furniture & fixtures	10%	23,203.90	-	-	23,203.90	2,320.39	20,883.51
4)	CCTV System	15%	45,819.28	74,966.00	-	1,20,785.28	18,117.79	1,02,667.49
5)	Fogging Machine	15%	3,658.35	-	-	3,658.35	548.75	3,109.60
6)	Water Pump/ Automation	15%	83,405.95	-	-	83,405.95	12,510.89	70,895.06
7)	Water Meter	15%	20,402.55	-	-	20,402.55	3,060.38	17,342.17
8)	Computer/ Printer	40%	35,522.13	6,650.00	-	42,172.13	16,868.85	25,303.28
9)	Street Light Fittings	15%	97,248.22	-	-	97,248.22	14,587.23	82,660.99
10)	Staircase Railings	15%	52,421.56	-	-	52,421.56	7,863.23	44,558.33
	TOTAL		4,61,749.33	81,616.00	-	5,43,365.33	85,884.27	4,57,481.06



For PRUTHVI ENCLAVE CO-OP. HSG. SOCIETY LTD.

(Signature)
CHAIRMAN / SECRETARY / TREASURER

PRUTHVI ENCLAVE CO-OP HSG. SOC LTD.

Fixed Deposit as on 31st March 2024

Mumbai District Co-op Bank

F.D no.	Amount of Fixed Deposit	Date	Tenure	Rate %	Maturity Amount	Maturity Date	Accrued Int.31/03/24
54/8859	1,31,132	17-03-2024	12 Months	7.25%	1,40,901	17.03.2025	391
55/553	3,64,617	20-11-2023	12 Months	7.25%	3,91,779	20.11.2024	9,658
14/709	1,70,269	14-09-2023	12 Months	7.25%	1,70,269	14.09.2024	-
14/710	1,65,815	15-09-2023	12 Months	7.25%	1,65,815	15.09.2024	-
14/711	1,38,832	15-09-2023	12 Months	7.25%	1,38,832	15.09.2024	-
14/712	1,83,748	15-09-2023	12 Months	7.25%	1,83,748	15.09.2024	-
14/729	1,94,084	24-09-2023	12 Months	7.25%	1,94,084	24.09.2024	-
54/7342	2,28,929	11-09-2023	12 Months	7.25%	2,45,983	11.09.2024	9,306
54/7343	4,60,518	11-09-2023	12 Months	7.25%	4,94,824	11.09.2024	18,720
54/7371	1,70,954	28-09-2023	12 Months	7.25%	1,83,689	28.09.2024	6,353
54/7546	4,67,335	20-11-2023	12 Months	7.25%	5,02,149	20.11.2024	12,377
RSS/7547	3,29,396	20-11-2023	12 Months	7.25%	3,53,934	20.11.2024	8,725
54/7548	3,78,398	20-11-2023	12 Months	7.25%	4,06,587	20.11.2024	10,022
54/7549	5,10,452	20-11-2023	12 Months	7.25%	5,48,478	20.11.2024	13,520
54/7550	3,96,439	20-11-2023	12 Months	7.25%	4,25,972	20.11.2024	10,500
54/7633	1,62,885	21-12-2023	12 Months	7.25%	1,75,019	21.12.2024	3,314
54/7634	3,62,236	23-12-2023	12 Months	7.25%	3,89,221	23.12.2024	7,224
54/7699	3,49,199	09-01-2024	12 Months	7.25%	3,75,213	09.01.2025	5,815
54/7812	1,51,334	14-02-2024	12 Months	7.25%	1,62,608	14.02.2025	1,395
54/7919	1,41,645	07-03-2024	12 Months	7.25%	1,52,147	07.03.2025	704
54/8676	2,51,537	30-09-2023	12 Months	7.25%	2,70,275	30.09.2024	9,243
	57,09,754				60,71,527		1,27,267

Saraswat Co-op Bank

F.D no.	Amount of Fixed Deposit	Date	Tenure	Rate %	Maturity Amount	Maturity Date	Accrued Int.31/03/24
TD1000283695	38,630	20-09-2023	18 Months	7.10%	38,630	20.03.2025	1,455
TD0000438398	10,840	06-04-2023	17 Months	7.25%	10,840	06.09.2024	-
TD1000338002	3,83,594	16-11-2023	18 Months	7.25%	4,27,246	16.05.2025	10,524
TD1000338004	94,294	16-11-2023	18 Months	7.25%	1,05,025	16.05.2025	2,587
TD0000467003	5,31,429	30-09-2023	13 Months	7.10%	5,73,504	30.10.2024	19,226
TD0000467004	4,07,436	25-09-2023	13 Months	7.10%	4,39,694	25.10.2024	15,141
TD0000467007	1,01,781	25-09-2023	13 Months	7.10%	1,09,839	25.10.2024	3,782
	15,68,004				17,04,778		52,715

SBI

F.D no.	Amount of Fixed Deposit	Date	Tenure	Rate %	Maturity Amount	Maturity Date	Accrued Int.31/03/24
39556301597	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556302217	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556303550	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556378764	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556379553	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556380218	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556380762	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556405291	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556405643	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556405869	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556406056	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
39556406283	5,74,425	06-08-2023	1 Year	6.80%	6,14,493	06.08.2024	23,282
42411199029	10,00,000	04-11-2023	13 Months	6.80%	10,75,733	04.12.2024	25,155
42636639066	4,00,000	23-01-2024	400 Days	7.10%	4,32,004	26.02.2025	4,845
	82,93,100				88,81,653		3,09,384

Grand Total	1,55,70,858				1,66,57,958		4,70,058
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For PRUTHVI ENCLAVE CO-OP. HSG. SOCIETY LTD.

CHAIRMAN / SECRETARY / TREASURER

(Handwritten signatures)

Pruthvi Enclave Co-Operative Housing Society Ltd.

Managing Committee Members List

Sr. No.	Name of Members
1	Mr. Nitin Keny (Chairman)
2	Mr. Avinash Padvankar (Secretary)
3	Mr. Anurag Sharma (Treasurer)
4	Mr. Ashit Sheth (Committee Member)
5	Mrs. Rupa Shroff (Committee Member)
6	Mr. Suresh Kadam (Committee Member)
7	Mr. Sandeep Pable (Committee Member)
8	Mr. Sanjay Dhotre (Committee Member)
9	Mr. Shashikant Pawar (Committee Member)
10	Mr. Hiten Dedhia (Committee Member)
11	Mrs. Hemina Mistry (Committee Member)
12	Mr. Sandeep Satpute (Committee Member)



For PRUTHVI ENCLAVE CO-OP. HSG. SOCIETY LTD.

CHAIRMAN / SECRETARY / TREASURER